

Owners Certificate

Being a tract or parcel of land situated in the Martin p. Scott Survey, Abstract No.1447, City of Fort Worth, Tarrant County, Texas, being part of a tract conveyed to BEW Development LLC., by deed recorded as D204082527, Deed Records, Tarrant County, Texas, being more particularly described as follows:
Beginning at a 1/2" iron rod found for a corner in the west line of Interstate Highway No35W (undefined right-of-way), being the northeast corner of Lot 1, Block 2, Village Acres, an addition to the City of Fort Worth according to the plat recorded in Volume 388-65, Page 8, Plat Records, Tarrant County, Texas and the southeast corner of said BEW Development LLC. tract;

Thence North 89°20'31" West with the common line between said BEW Development LLC., tract and said Lot 1 passing the northwest corner of said Lot 1 at 207.92 feet continuing in all a distance of 233.00 feet to a 1/2" iron rod found for corner, being the southwest corner of this tract and a corner of Lot 1, Block A, Everman Trade Center, an addition to the City of Fort Worth according to the plat recorded as D218024530, Deed Records, Tarrant County, Texas;

Thence North 00°40'24" West with a east line of said Lot 1 a distance of 297.55 feet to a 1/2" iron rod found for corner in the east of said Lot 1, being the northwest corner of this tract and the southwest corner of Lot 4, Block A of said Everman Trade Center;

Thence North 89°22'44" East with the south line of said Lot 4 a distance of 253.09 feet to a 1/2" iron rod found for corner in the west line of said Interstate Highway No35W, being the northeast corner of this tract and the southeast corner of said Lot 4;

Thence South 00°41'04" East with the west line of said Interstate Highway No35W and east line of said BEW Development LLC., tract a distance of 172.64 feet to a 1/2" iron rod found for corner in the west line of said Interstate Highway No35W and east line of said BEW Development LLC., tract, being the a corner of this tract;

Thence South 10°40'55" West with the west line of said Interstate Highway No35W and east line of said BEW Development LLC., tract a distance of 102.00 feet to a 1/2" iron rod found for corner in the west line of said Interstate Highway No35W and east line of said BEW Development LLC., tract, being the a corner of this tract;

Thence South 00°34'23" West with the west line of said Interstate Highway No35W and east line of said BEW Development LLC., tract a distance of 24.74 feet to the POINT OF BEGINNING and containing 1.69 acres of land, more or less as surveyed on the ground in April, 2019 by Texas Surveyors.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That We, BEW Development LLC., do hereby adopt this final plat as Katies Carwash 4, Lot 1, Block 1, an addition to the City of Fort Worth, Tarrant County, Texas, and do hereby dedicate to the public's use forever the easements and right-of-ways shown hereon.

WITNESS OUR HANDS AT TARRANT COUNTY, TEXAS, this the day of 2019.

[Signature]
BEW Development LLC.
Jonathan Wayne - Vice President

State of Texas
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Jonathan Wayne, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same purpose and consideration therein express and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19, day of Sept. 2019.

Notary Public

State of Texas
County of Tarrant

THAT, I, Donnie L. Tucker, do hereby certify that I prepared this replat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Planning and Zoning Commission of the City of Fort Worth, Tarrant County, Texas.

Donnie L. Tucker, RPLS #5144

FS-19-076



FINAL PLAT

OF

Katies Carwash 4, Lot 1, Block 1
1.69 ACRES
MARTIN P. SCOTT SURVEY, ABSTRACT NO.1447
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

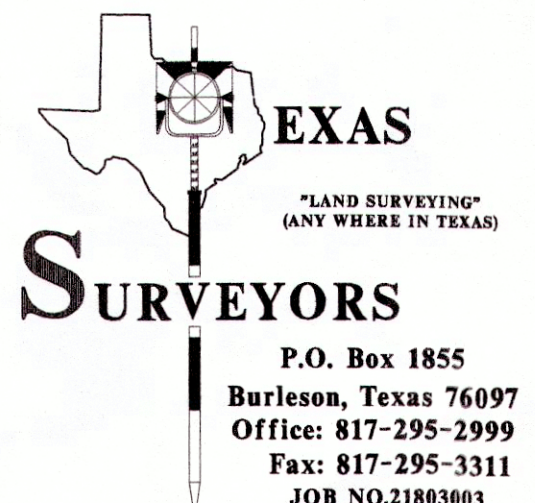
DATE: APRIL, 2019

SCALE: 1" = 50'

FS-19-076

OWNER:
BEW Development, LLC.
Jonathan Wayne-Vice President
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Dallas, TX 75219
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SURVEYOR:
DONNIE L. TUCKER
TEXAS SURVEYORS
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